

**1107, 1111 6 Avenue SW  
Calgary, Alberta**

**MLS # A2272849**

**\$270,000**



**Heating:** Baseboard

**Water:** -

**Floors:** Tile, Vinyl

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 495

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** DC (pre 1P2007)

**Foundation:** -

**Utilities:** -

**Features:** Open Floorplan

**Inclusions:** Blinds for Balcony door.

Welcome to the unit 1107 in one of the most sought after buildings of downtown. This bright and sunny 1-bedroom suite offers the perfect blend of comfort, convenience, and modern style. The open-concept layout creates an inviting flow from the kitchen to the living area, leading out to your private balcony&mdash;ideal for morning coffee, evening wind-downs, or simply soaking in the city vibe. Enjoy the ease of in-suite laundry, a well-sized bedroom, and a full bathroom. Located conveniently next to the elevators, this unit combines effortless access with elevated privacy. The building&rsquo;s all-inclusive condo fees cover your utilities. Step outside and you&rsquo;re moments away from the Bow River pathways, art galleries, cafes, grocery stores, daycares, and the Free Fare Transit Zone, ensuring seamless commutes throughout downtown. Whether you&rsquo;re a professional who wants to live steps from work and nature, or an investor seeking a high-demand rental property, this home checks all the boxes. Move-in ready, lifestyle-friendly, and perfectly located&mdash;your downtown Calgary opportunity awaits.